

**MINUTES  
MONTEAGLE CITY COUNCIL  
FEBRUARY 22, 2021  
ZOOM  
6:00 PM**

**PRESENT:           MAYOR MARILYN RODMAN  
                          DORRAINE PARMLEY  
                          NATE WILSON  
                          JESSICA FAVALORO  
                          ALVIN POWELL**

**CITY ATTORNEY   SAM ELLIOTT**

**City attorney Sam Elliott stated that this is a virtual meeting according to the Governor's executive order and that the public will be able to make comments. Notice has been posted.**

**Mayor Rodman did a Roll Call for the council. Mr. Tyler McCullough said the prayer and Alderman Parmley led the pledge.**

**MINUTES – Beer Board January 25, 2021. Alderman Powell made a motion to approve the minutes of the January 25, 2021 beer board. Alderman Wilson seconded the motion and it passed 5/0 on roll call vote.**

**PUBLIC HEARING MINUTES – January 25, 2021. Alderman Wilson made a motion to approve the minutes of the Public Hearing. Alderman Parmley seconded the motion and it passed 5/0 on roll call vote.**

**CITY COUNCIL MINUTES – January 25, 2021. Alderman Parmley made a motion to approve the city council minutes of January 25, 2021. Alderman Powell seconded the motion and it passed 5/0 on roll call vote.**

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**SPECIAL MEETING FEBRUARY 11, 2021 – Alderman Parmley made a motion to approve the minutes of the special meeting of February 11, 2021. Alderman Wilson seconded the motion and it passed 5/0 on roll call vote.**

**POLICE DEPARTMENT – Chief Jack Hill reported that five property maintenance citations have been issued. He is trying to handle it verbally. If someone has a problem they should fill out a complaint form. Officer Burnett has been deployed again and the other officers will have over time.**

**FIRE DEPARTMENT – Copy attached.**

**911 – Heather Smartt reported that they had a TBI audit and they are checking on an IT person. Everything else is good.**

**PARKS & REC. – Chasity Melton reported that they are doing sign-up's and getting donations. Any donation can be made as will at a sponsorship donation. We have a safety net that needs to be put up before they start.**

**UTILITY – John Condra and Travis Wilson reported that the flow tests are going well and they should have some readings soon.**

**STREETS – Keith Butner reported that they are working on streets and culverts. The weather has caused limbs to fall and that is keeping them busy. The mayor has contacted Marion County about the compactor being full at the dump. The dump was closed due to the driver for Marion County being sick. They did pick up the compactor today and we will address these issues at budget time.**

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**OLD BUSINESS**

**SECOND READING OF ORDINANCE 04-21 – An Ordinance to establish an updated Occupational Safety and Health Program Plan. Alderman Wilson made a motion to approve this ordinance on second reading. Alderman Parmley seconded the motion and it passed 5/0 on roll call vote.**

**NEW BUSINESS**

**CODES ENFORCEMENT --- Business Permit – The Local Bar & Grill LLC Mr. Dean Gipson Alderman Powell made a motion to approve this business permit. Alderman Favaloro seconded the motion and it passed 5/0 on roll call vote. Mr. Geary reported that the cabin at Campbell Subdivision belonging to Troy Rollins has a stop work order because it is not zoned properly and does not meet code. He needs to move the building or use it as an outbuilding if he builds a house there. Mr. Geary will get the paperwork together and he will be informed in writing that a shed cannot be lived in. A copy will be sent to the city attorney. Alderman Wilson made this a motion. Alderman Powell seconded the motion and it passed 5/0 on roll call vote. There is a person that seems to be living in the old beauty shop on highway 41. They also want to run an outdoor flea market but that is not permitted in a C-2 zoning. We will send the police to see if anyone is there after hours. He also reported that the home at 12 Payne Ave. is a rental property and they are building an outbuilding and a porch. It is in a commercial zone and this is not permitted. The owner lives in Nashville and she is going to move or sell the home. Alderman Parmley asked what is going in at the old Pit-Stop. Mr. Geary stated an office space for people to use WIFI. He also said that the singlewide mobile home at Campbell Subdivision is being moved.**

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**CITIZENS HEARING – Alderman Powell made a motion to move the citizens hearing before the ordinances are voted on and give the citizens 3 minutes each. Alderman Parmley seconded the motion and it passed 5/0 on roll call vote.**

**The council received a letter from Jan Foehring which is a part of the minutes. A letter to Mr. Rodney Kilgore was sent as to the city court fines of \$4900.00 for a total of 98 days.**

**Mary Beth Best – She dropped off a petition of 218 signatures against the new development. She discussed Mr. Kilgore’s fines and stated he is in violation of city ordinances.**

**Chastity Melton – She wanted the council to know that she is a part of several programs that relate to drug prevention and training.**

**Debra Reed – She wants the council to research the Truck Stop of America and she thinks that the neighbor’s property value will go down.**

**There is a rumor of an artesian well being on the property.**

**Lucy Keeble – She is concerned about storm water permits and that ground water could get into the city water. The engineer stated that the developer will do an environmental study and Brian with RBT stated that the Phase I test has been done. Ms. Keeble wants the residents to be protected with air and water.**

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**Brian Garber – He would not disclose what was in the Phase I study but said there was not a whole lot to see and that a Phase II was not required.**

**Greg Maloof – He asked when the Public Hearing was scheduled and if it is an open meeting. It is scheduled for March 29<sup>th</sup> at 5:00 pm.**

**Susie Lipscomb – Is there a well on the property.**

**Jessica Honeycutt – What about if we have a drought, can we supply water to the residents. The town is connected to Big Creek Utility district as well as Tracy City and Cooley's Rift.**

**Mary Beth Best – Is the council voting on the rezoning without all the reports.**

**DeDe Clements – She is a business owner at the MSSA. Discussed occupancy tax and water.**

**Mayor Rodman stated that the city has no property tax and that the council has taken additional steps to protect the town.**

**Jim Waller – Why is the city not taking into consideration the traffic, water and sewer. He discussed environmental issues, buffers and walls.**

**Alderman Nate Wilson has reached out to Brian Garber and they have discussed ways to protect the homeowners. Such as lighting and buffers. Brian**

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wants to be a good neighbor and he thinks this is going to be an amazing project. They are asking to begin the process.

Debra Reed – Has everyone studied RBT’s financials? Is the group strong enough to hold on? Look at their financial statements or the investors.

David Philcher – He is a CPA and he thinks there is not enough up front information. There is a lack of transparency.

Katie Goforth – She is concerned about noise and the size of the wall.

JoAnn Atwood – She is concerned about her property value. She made a plea to the council not to vote on the rezoning at this time.

There will be a Special Called Meeting on March 15, 2021 from 5 to 7 for more discussion.

Mary Beth Best – She thinks the council has already made up their minds.

DeDe Clements – Please do not vote tonight.

**END OF PUBLIC COMMENTS**

**FIRST READING OF ORDINANCE 05-21 – An ordinance to amend the zoning map from R-3 to C-3. Alderman Favaloro made a motion to postpone the first reading of this ordinance until the March 29, 2021 meeting. Alderman Powell seconded the motion and it passed 5/0 on roll call vote.**

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**Alderman Powell made a motion to have the Special Called Meeting on March 15, 2021 from 5pm to 7pm. Alderman Wilson seconded the motion and it passed 5/0 on roll call vote.**

**FIRST READING OF ORDINANCE 06-21 – An ordinance to amend the zoning map from R-1 To C-2. Alderman Powell made a motion to approve this ordinance on first reading. Alderman Parmley seconded the motion and it passed 5/0 on roll call vote.**

**FIRST READING OF ORDINANCE 07-21 – An ordinance to change the tenure of office to staggered four-year terms. Alderman Parmley made a motion to approve this ordinance on first reading. Alderman Wilson seconded the motion and it passed 5/0 on roll call vote.**

**WEBSITE UPDATE – They have four quotes from website designers. Roman Stone 4500.00, Dale Woodfin 1750.00. Go Daddy 1874.00 and Big A Marketing 1250.00. Alderman Wilson made a motion to give the Mayor authority to choose a web designer not to exceed 2800.00. Alderman Parmley seconded the motion and it passed 5/0 on roll call vote.**

**There was discussion on dates for the first budget meeting.**

**There being no other business the meeting adjourned at 9:20 pm.**

**Respectfully Submitted,**

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**Mayor Marilyn Rodman**

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**City Recorder, Debbie Taylor**

